

Central Business District
Architectural Review Committee
Meeting Minutes

Date: December 19, 2017

Location: City Hall, 1300 Perdido Street, 8th Floor Homeland Security Conference Room, New Orleans, LA, 70112

Called to order: 9:30 a.m.

Adjourned: 10:20 a.m.

Members Present: Elliott Perkins, Brooks Graham, Ashley King, James Amdal

Members arriving after beginning of the meeting: Lee Ledbetter

Members absent:

I. AGENDA

1. Minutes of the November 21, 2017 meeting.

Motion: Approve the minutes.

By: Elliott Perkins

Second: Brooks Graham

Result: Passed

In favor: Elliott Perkins, Brooks Graham, Ashley King, James Amdal

Opposed:

Comments:

At this time, Lee Ledbetter arrived.

2. 1131 Tchoupitoulas St.

Application: Alyce Deshotels, applicant; Royce I Jr Ehret, owner; Review massing and material changes on the previously approved 3-story, mixed use building.

Speaker: Jack Stewart spoke neutrally about the application.

Motion: Brooks Graham made a motion to grant conceptual approval with the details to be worked out at the Staff level.

Second: James Amdal

Result: Passed

In Favor: Elliott Perkins, Brooks Graham, Ashley King, James Amdal, Lee Ledbetter

Opposed:

Comments:

3. 818 Howard Ave.

Application: Kyle Hymel, applicant; 818 Howard LLC, owner; Construct penthouse and rear entrance addition.

Speaker: Jack Stewart spoke neutrally about the application.

Motion: James Amdal made a motion to recommend conceptual approval of option 3 with their recommendations and the details to be worked out at the Staff level. The ARC felt that option 3, with the anodized aluminum storefront and shading screen, was the preferred option, as it minimizes the appearance of the penthouse addition while maintaining a clear distinction between new and old. Shifting the wall of the penthouse away from the parapet was also successful. For the rear addition, they recommended squaring off the corners instead of the proposed T-shape, which will look cleaner and pull the walls away from the existing windows. The rear addition design should be reconsidered to better correlate with the new materiality of the penthouse. The ARC advised the applicant to verify the signage requirements for the zoning district, as the current proposed signage does not seem to comply.

Second: Lee Ledbetter

Result: Passed

In Favor: Elliott Perkins, Brooks Graham, Ashley King, James Amdal, Lee Ledbetter

Opposed:

Comments:

4. 722 Girod St.

Application: EDR Architects, applicant; Girod Investments LLC, owner; Partial demolition of existing one-story commercial building and new construction of five-story, mixed use building.

Speaker: Sandra Hayden, Marcia Jahncke, Barion Jahncke, T. Semmes Welmsley, and Hughes P. Welmsley Jr. spoke against the application. Sal Pustaeri spoke neutrally about the application.

Motion: Brooks Graham made a motion to recommend conceptual approval of massing scheme "4B" with the recommendations of the ARC. The application is to return to the ARC for further review of the details, particularly exterior articulation and materials. The ARC preferred the "4B" massing scheme, as it pushes the mass of the new building back the most from the existing building façade. They agreed that some transparency at the street edge was necessary to allow the new construction to be visibly grounded; however, further consideration needs to be made as to how the street edge is treated. A more substantial structure at the street edge instead of a simple fence would be more successful, or the entire fence structure could fold or disappear to create complete transparency between the street and the courtyard. The ARC also felt that the façade studies were not complete enough for review at this time; however, they agreed that whatever composition is proposed must respond to the context of the neighborhood. The applicant should complete a comprehensive study of the surrounding buildings as they develop the façade treatment.

Second: Lee Ledbetter

Result: Passed

In Favor: Elliott Perkins, Brooks Graham, Ashley King, James Amdal, Lee Ledbetter

Opposed:

Comments:

At this time, Brooks Graham left the meeting.

5. 827 Canal St.

Application: Loretta Harmon, applicant; Sadiq H Khan, owner; Renovation of existing four-story commercial building, including facade restoration.

Motion: Elliott Perkins made a motion to defer this application until exploratory demolition can be completed to gain a better understanding of how much of the original façade remains. The ARC felt that the design of the proposed dormer should more closely match the historic condition. While they fully support the restoration of the historic facade, they also agreed that balconies would not be appropriate for this building as they may require the removal of original building fabric. They suggested that exploratory demolition be done to determine to what extent the original facade remains behind the screen prior to making a final determination on the proposed balconies.

Second: James Amdal

Result: Passed

In Favor: Elliott Perkins, Ashley King, James Amdal, Lee Ledbetter

Opposed:

Comments:

6. 309 Magazine St.

Application: Trey Trahan, owner/applicant; Construction of single family residence.

Motion: Elliott Perkins made a motion to recommend conceptual approval with the details to be worked out at the ARC level. The ARC agreed that the Corten steel cladding wall at the left side of the property was an interesting idea, provided that the existing masonry party wall was correctly repaired first and the cladding was detailed properly so as not to trap moisture. Installing glass at the openings of the first floor of the existing historic façade would also be an appropriate alteration.

Second: James Amdal

Result: Passed

In Favor: Elliott Perkins, Ashley King, James Amdal, Lee Ledbetter

Opposed:

Comments:

There being no other business to attend to, the ARC meeting was adjourned.